

780-380-6207  
meghan@meghanrobinson.net

10510 152B Avenue  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2199230



**\$609,900**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,604 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	See Remarks
<b>Floors:</b>	Laminate, Tile, Wood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	11-72-6-W6
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RR-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Call seller directly

Click brochure link for more details. This fully developed, walkout home in Whispering Ridge offers the desirable modified Jordyn plan (Harker home) and includes numerous high-end designer finishes including 9ft to 12 ft high walls. This home has many upgrades: soaring coffered ceilings, a super-sized chef's dream kitchen with granite countertops, Wolf steam oven, Fulgor gas/ electric range, a commercial hood, 3 seat island, a large pantry with built-in shelving, subway tile backsplash, and a buffet bank of cabinets giving you extra storage for all of your kitchen necessities. The view to the west from the dining room is, wow. The dining room is bright and airy and delivers a ton of natural light with a large picture west view, and garden doors to the northwest. The fireplace is surrounded by windows adding ambiance and warmth. Your 10' x 20' upper deck soars above the area and is accessed through your dining room garden door, where relaxing, barbequing or watching the sun rise & set on the pond and trails are the norm. Finishing off the main level is a full bathroom and a bedroom. The upstairs features the master bedroom and includes a large walk-in closet with built-in shelving, a 5 piece bath that has a shower & separate whirlpool tub, and dual sinks. An open office/ reading area on the 2nd floor has a beautiful view of the home and the outdoors. This home features a fully developed 9 ft basement offering a second family room, two bedrooms, a gas fireplace, large windows, a full bathroom and ample storage closets; the basement is a walkout! You have a beautiful backyard that includes a large concrete pad, a rock river, and a large shed with a roll-up door for your gardening supplies and toys. Behind the house is a 40-foot-wide walking path separating you from neighbours, providing you with additional privacy. In the last two

years, the furnace, on-demand water heater, washer, dryer, and fridge were replaced. Garden door windows were replaced in 2024. Fence was significantly replaced in 2024 including paint. New home warranty in place until 2027. 2017 build. County taxes, air conditioning, Hunter Douglas blinds, large outdoor shed, front garden, rear garden beds, crushed rock area, a dry rock river, heated oversized 25'x24' dual-door garage with hot/cold water and drains... and more.